



## Legislation Details (With Text)

**File #:** BL 20-008    **Version:** 2    **Name:** Bylaw 2020-04 Legend Estates DC Area 7 to CRE and New Overlay

**Type:** Bylaw    **Status:** Second Reading

**File created:** 3/4/2020    **In control:** Council

**On agenda:** 4/14/2020    **Final action:** 4/14/2020

**Title:** Bylaw 2020-04 Legend Estates Overlay and Redistricting from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District

### Proposed Motions

1. That Bylaw 2020-04 receive first reading.
2. That a public hearing be scheduled on May 26, 2020 at 9:30 a.m. at Parkland County in accordance with Ministerial Order 099/2020 to be interpreted as meaning a website address, telephone number or other information identifying where the meeting can be accessed electronically to hear public comment on Bylaw 2020-04.

### Indexes:

### Code sections:

**Attachments:** 1. 1. Bylaw 2020-04 Legend Estates Overlay, 2. 2. Administrative Report

Date	Ver.	Action By	Action	Result
4/14/2020	2	Council	received on first reading	
4/14/2020	2	Council	approved	

Bylaw 2020-04 Legend Estates Overlay and Redistricting from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District With a New Legend Estates Overlay

### Proposed Motions

1. That Bylaw 2020-04 receive first reading.
2. That a public hearing be scheduled on May 26, 2020 at 9:30 a.m. at Parkland County in accordance with Ministerial Order 099/2020 to be interpreted as meaning a website address, telephone number or other information identifying where the meeting can be accessed electronically to hear public comment on Bylaw 2020-04.

### Administration Recommendation

Administration supports the motions as presented.

### Purpose

The purpose of proposed Bylaw 2020-04 is to redistrict the lands within Legend Estates from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District with a new Legend Estates Overlay. This will allow residential development to continue in accordance with the Land Use Bylaw while mitigating risk to future residents.

### Summary

The County is undertaking the required engineering work to consider the lands suitable for residential development. The proposed redistricting from Legend Estates Direct Control District (DC Area 7) to CRE-Country Residential Estate District with a new Legend Estates Overlay, will allow for residential development to occur.

The lands within Legend Estates require infrastructure improvements to manage stormwater drainage. Further, there are concerns that non-native fill has been brought in that may require testing and/or compaction before development can occur. In light of these concerns, a new Legend Estates Overlay has been drafted to allow the County to deal with these issues.

**Strategic Plan/Policy/Legal/Staff Implications:**

The proposed amendment is consistent with the Municipal Development Plan 2017-14, Big Lake Area Structure Plan 17-91, and the Parkland County Long-term Strategic Plan.

**Financial Impact:**

Cost: N/A

Source of Funding: N/A